

096.0

0004

0017.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

978,900 / 978,900

USE VALUE:

978,900 / 978,900

ASSESSED:

978,900 / 978,900


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		HARTFORD RD, ARLINGTON

OWNERSHIP

Owner 1:	DONOVAN KATHLEEN F	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 30 HARTFORD ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: N
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,644 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1970, having primarily Clapboard Exterior and 3183 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7644		Sq. Ft.	Site		0	70.	0.85	4									454,524						454,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								63068
								GIS Ref
								GIS Ref
								Insp Date
								09/21/18

PREVIOUS ASSESSMENT								Parcel ID	096.0-0004-0017.0		USER DEFINED	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Prior Id # 1: 63068	
2020	101	FV	524,000	600	7,644.	454,500	979,100	979,100	Year End Roll	12/18/2019		
2019	101	FV	411,400	600	7,644.	454,500	866,500	866,500	Year End Roll	1/3/2019		
2018	101	FV	411,400	600	7,644.	389,600	801,600	801,600	Year End Roll	12/20/2017		
2017	101	FV	411,400	600	7,644.	363,600	775,600	775,600	Year End Roll	1/3/2017		
2016	101	FV	411,400	600	7,644.	311,700	723,700	723,700	Year End	1/4/2016		
2015	101	FV	382,800	600	7,644.	279,200	662,600	662,600	Year End Roll	12/11/2014		
2014	101	FV	382,800	600	7,644.	258,400	641,800	641,800	Year End Roll	12/16/2013		
2013	101	FV	382,800	600	7,644.	246,400	629,800	629,800		12/13/2012		

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSSANO MARY L	26360-292		5/30/1996		243,800	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
1/27/1997	40		8,500					WALLS/WINDOWS/SKYL	9/21/2018	MEAS&NOTICE	BS	Barbara S
									5/11/2009	Measured	189	PATRIOT
									11/8/1999	Mailer Sent		
									10/15/1999	Measured	256	PATRIOT
									12/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH								
Type:	5 - Cape			Full Bath:	2	Rating:	Very Good													
Sty Ht:	1H - 1 & 1/2 Sty			A Bath:		Rating:														
(Liv) Units:	1	Total: 1		3/4 Bath:		Rating:														
Foundation:	6 - Slab			A 3QBth:		Rating:														
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Very Good													
Prime Wall:	2 - Clapboard			A HBth:		Rating:														
Sec Wall:		%		OthrFix:	1	Rating:	Very Good													
Roof Struct:	1 - Gable			OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Very Good													
Color:	BEIGE			A Kits:		Rating:														
View / Desir:				Frl:	1	Rating:	Very Good													
GENERAL INFORMATION				WSFlue:		Rating:														
Grade:	C+ - Average (+)			CONDOS INFORMATION																
Year Blt:	1970	Eff Yr Blt:		Location:																
Alt LUC:		Alt %:		Total Units:																
Jurisdct:		Fact: .		Floor:																
Const Mod:				% Own:																
Lump Sum Adj:				Name:																
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN								
Avg Ht/FL:	STD			Phys Cond:	VG - Very Good	4.5	%	Exterior:				No Unit	RMS	BRS	FL					
Prim Int Wall:	2 - Plaster			Functional:				Interior:				1	6	3						
Sec Int Wall:		%		Economic:				Additions:												
Partition:	T - Typical			Special:				Kitchen:												
Prim Floors:	4 - Carpet			Override:				Baths:												
Sec Floors:	6 - Ceramic Tile	10	%	Total:	4.5	%		Plumbing:												
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:												
Subfloor:				Basic \$ / SQ:	105.00	COMPARABLE SALES				Heating:										
Bsmnt Gar:				Size Adj.:	0.97987747	Rate	Parcel ID	Typ	Date	Sale Price										
Electric:	3 - Typical			Const Adj.:	0.97214037															
Insulation:	2 - Typical			Adj \$ / SQ:	100.021															
Int vs Ext:	S			Other Features:	117516															
Heat Fuel:	1 - Oil			Grade Factor:	1.10															
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000															
# Heat Sys:	1			NBHD Mod:																
% Heated:	100			LUC Factor:	1.00															
Solar HW:	NO			Adj Total:	548439															
% Com Wall:		% Sprinkled:		Depreciation:	24680															
				Deprecated Total:	523759															
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:								
SPEC FEATURES/YARD ITEMS								PARCEL ID				096-0-0004-0017.0								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value		
19	Patio	D	Y	1	45X6	A	AV	1965		3.64	T	40.8	101			600			600	
More: N	Total Yard Items:	600		Total Special Features:					Total:	600										